

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2008 Legislative Session**

Legislative Day #\_\_\_\_

**BILL NO. 2008-03**

**Introduced by: Charles County Commissioners**

**Real Property Transactions - Military Installation Location Notice**

**Date introduced:** 04 / 16 / 08

**Public Hearing:** 05 / 07 / 08 @ 3:30 p.m.

**Commissioners Action:** 05 / 07 / 08 Enact

**Commissioner Votes:** WC: Y, EP: Y, RC: Y, SG: Y, GH: N

**Pass/Fail:** Pass

**Effective Date:** 06 / 21 / 2008

**Remarks:** \_\_\_\_\_

NOTE: CAPITALS indicate matter added to existing text.

[Brackets] indicate matter deleted from existing law.

**COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND**

**2008 Legislative Session**

Bill No. 2008-03

Chapter. No. 265

Introduced by County Commissioners

Date of Introduction April 16, 2008

**BILL**

AN ACT concerning

Real Property Transactions

FOR the purpose of

Creating a chapter within the Charles County Code in which required notices at the sale of real property in the County are contained or referenced; requiring a notice to be provided at settlement in every sale of residential real property in the County, indicating the property's proximity to military installations and the possible consequences thereof.

BY adding to:

Chapter 265 – Real Property Transactions

*Code of Charles County, Maryland*

(1994 Edition, 2006 Supplement)

**SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

**§ 265-1. NOTICES REQUIRED.**

PRIOR TO THE SALE OR TRANSFER OF REAL PROPERTY IN CHARLES COUNTY, THE SELLER OR TRANSFEROR SHALL PROVIDE CERTAIN NOTICES TO THE BUYER OR TRANSFEREE.

**§ 265-2. RIGHT TO FARM NOTICE.**

PRIOR TO THE SALE OR TRANSFER OF ALL REAL PROPERTY IN CHARLES COUNTY, THE SELLER OR TRANSFEROR SHALL PROVIDE A NOTICE OF THE COUNTY'S RIGHT-TO-FARM ORDINANCE PURSUANT TO SECTION 235-5 OF THE CHARLES COUNTY CODE.

**§ 265-3. SCHOOL CONSTRUCTION EXCISE TAX NOTICE.**

PRIOR TO THE SALE OR TRANSFER OF REAL PROPERTY IN CHARLES COUNTY THAT IS IMPROVED BY NEW RESIDENTIAL DEVELOPMENT, THE SELLER OR TRANSFEROR SHALL PROVIDE NOTICE OF THE APPLICABILITY AND AMOUNT OF THE FAIR SHARE SCHOOL CONSTRUCTION EXCISE TAX AS PROVIDED IN ARTICLE 66B, SUBSECTION 14.05(F)(3)(iii) OF THE MARYLAND CODE.

**§ 265-4. MILITARY INSTALLATION LOCATION NOTICE.**

PRIOR TO THE SALE OF RESIDENTIAL REAL PROPERTY IN CHARLES COUNTY, THE SELLER OR TRANSFEROR SHALL PROVIDE THE BUYER OR TRANSFEREE WITH THE FOLLOWING STATEMENT:

“BUYER IS ADVISED THAT THE PROPERTY IS LOCATED NEAR A MILITARY INSTALLATION THAT CONDUCTS FLIGHT OPERATIONS, MUNITIONS TESTING, AND MILITARY OPERATIONS THAT MAY RESULT IN HIGH NOISE LEVELS.”

**SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect FORTY-FIVE (45) calendar days after it becomes law.

COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

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Wayne Cooper, President

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Edith J. Patterson, Vice President

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Reuben B. Collins, II

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Samuel N. Graves, Jr.

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Gary V. Hodge

ATTEST:

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Denise Ferguson, Clerk